



COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
301 W. CHESTNUT  
planning@rogersar.gov  
(479) 621-1186

**NOVEMBER 13, 2019**

TO: PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**  
**LARGE-SCALE DEVELOPMENT – 5<sup>TH</sup> & ELM TOWNHOMES**

STAFF: ETHAN HUNTER, CITY PLANNER  
KRIS PAXTON, DEVELOPMENT COMPLIANCE MANAGER

**PROJECT INFORMATION:**

PROJECT NAME:	5 <sup>th</sup> & Elm Townhomes
PROJECT DESCRIPTION:	14 attached townhomes with common courtyard
ADDRESS/LOCATION:	Property between S. 5 <sup>th</sup> Street, W. Elm Street, and alley
GROSS SITE AREA:	0.63 ± acres
RESIDENTIAL UNITS:	14
REQUESTED WAIVERS:	Right-of-way Dedication; Street Improvements
REQUESTED VARIANCES:	N/A
FEES-IN-LIEU:	N/A (Note: Recreation Easement in-lieu of ROW dedication)

**APPLICANT INFORMATION:**

APPLICANT/REPRESENTATIVE:	Cope Gracy / Swope Engineering
PROJECT OWNER/DEVELOPER:	MGD Development LLC
PROPERTY OWNER:	MGD Development LLC
REQUEST:	Large-Scale Development Plan approval

**CITY INFORMATION:**

CGM GROWTH DESIGNATION:	Regional Center
GROWTH DESIGNATION CHARACTER:	Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land.
ZONING DISTRICT:	COM (Commercial Mixed Use)
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

**VICINITY MAP:**



**BACKGROUND:**

- The developer proposes to build 14 attached townhomes between three buildings totaling 9,947-sf on 0.63 acres. The site features a common courtyard between the buildings.
- The site is not located within a PUD. Surrounding properties are zoned COM.
- This project has gone through the technical review process and all required revisions have been made with the exception of requested waivers and/or variances.

## ENGINEERING REVIEW:

1. ACCESS MANAGEMENT: The applicant's request meets the City of Rogers access management standards.
  2. STORMWATER MANAGEMENT: Engineering agrees with the applicant's summary that *"the re-development of this site into new housing for downtown will be a net-positive for drainage in this area because the impervious area will be reduced in total for this land."*
  3. WATER QUALITY: The project does not require Water Quality features.
    - a) Per the Drainage Criteria Manual - Chapter 9 – Water Quality:  
The City requirements for stormwater quality protection described in this chapter apply to:
      - All development and redevelopment projects that disturb one acre or more, including projects that are less than one acre that are part of a larger common plan of development or sale.
      - Other developments, less than one acre, that have been specifically identified by the City as having a significant potential to adversely impact the quality of stormwater runoff.
- 
1. MASTER STREET PLAN IMPROVEMENTS:
    - a) Street Pavement and Condition:
      - i. The existing streets surrounding the project include S 5<sup>th</sup> Street and E Elm Street. The pavement condition is substandard. The applicant requests a **WAIVER** of Sec. 14-608 to build the street improvements stating the hardship that *"All site improvements were designed to take place on the development site with minimal impact to the surrounding businesses. Public street improvements would hinder traffic flow in the area and likely negatively affect the businesses adjacent to site. In addition, requiring the development to complete public street improvements would discourage other planned re-development projects in the area. Lastly, the current development adds needed city parking stalls with minimal impact to the local businesses and traffic."*
    - b) Connectivity Standards:
      - i. The project meets all connectivity standards.
    - c) Streetscape:
      - i. Right-of-Way:
        - 1) The right-of-way width for E Elm Street is 80' and exceeds the required 50'.
        - 2) The right-of-way width for S 5<sup>th</sup> Street is 40'. The substandard right-of-way width would require an additional 5 feet of dedication on the applicant's side of the street to comply with code. The applicant requests a **WAIVER** of Sec. 14-228(30) requiring this dedication, stating *"to widen our side to 50', an additional 5' would be required. The hardship for this site is the building configuration. This site will contain infill density consistent with long-term city goals, however the configuration makes this dedication not feasible. In-lieu of the dedication, please accept a 5' recreation easement along the proposed sidewalk. This will allow for walkability in an area where pedestrian traffic is encouraged."*
        - 3) A 20' right-of-way exists along the east of this property in the form of an improved alley.
        - 4) A 20' access easement is proposed along the north of this lot. This would be pending approval from adjacent property owners.
      - ii. Sidewalks & Sidepaths:
        - 1) The Typical Street Section requires a 5' greenspace and 5' sidewalk, however the applicant's requested waiver, if approved, would include these improvements and allow the existing sidewalk configuration to remain. The applicant has proposed upgrading crossings, to include required off-site improvement for ADA compliant crossings across W Elm Street to the south and the proposed Alley to the north with truncated domes. Due to the lack of receiving infrastructure to the east and west, no truncated dome devices were proposed or required in these directions. The proposed sidewalks along S 5<sup>th</sup> Street and W Elm Street are 6' sidewalks outside of the right-of-way. Due to the waiver request along the west side for right-of-way

dedication, staff has proposed a recreation easement along the west sidewalk in-lieu of the right-of-way dedication be considered.

- d) Trails: There are no trails on the MSP nor by street designation located in this project location.
- e) Street Lights: The applicant proposes a streetlight which would meet the code requirements.
- f) Street Trees: The MSP requires street trees in greenspace, however the applicant's previously discussed waiver request would include street trees. However, the applicant has proposed street trees in all viable locations within the right-of-way.

2. RECOMMENDATIONS:

- a) **Approve WAIVER of Sec. 14-608 from street improvements.** While the staff does not agree with the hardship provided, staff does believe that the streets surrounding this proposed development are in substandard condition and will need additional improvements through the region that would exceed the rational nexus of the scope of this project.
- b) **Approve WAIVER of Sec. 14-228(30) from right-of-way dedication WITH CONDITIONS.** Staff recommends providing the approval with the condition the applicant dedicates the full width of the proposed 6' sidewalk as a Recreation Easement along S 5<sup>th</sup> Street from north to south.

**STAFF SIGNATURES:**



Kris Paxton, Development Compliance Manager  
City of Rogers Engineering Division



Lance Jobe, City Engineer  
City of Rogers Engineering Division



## PLANNING REVIEW:

1. LAND USE:
  - a) Use Definition: Per Table 3-1 in Sec. 14-715, "Single-family residential, attached" is permitted in COM but is not explicitly defined.
  - b) Zoning Compliance: The proposed project is in compliance with all COM zoning regulations.
  - c) CGM Compliance: The proposed project is in compliance with the purpose, character, and goals of the Regional Center Growth Designation.
2. DEVELOPMENT STANDARDS: The proposed project conforms to all development standards required by Sec. 14-715 and Article III with the exception of any requested waivers and/or variances.
  - a) Building Disposition: All building setback and height requirements have been met, although a lot combination is necessary to position the buildings in their proposed locations. The site currently consists of three different parcels, two of which are platted lots in the BF Sikes Addition. The applicant has not yet executed a lot combination and should do so prior to issuance of building permit.
  - b) Parking & Loading: All vehicle parking requirements have been met. The code requires 14 total spaces; the plans account for 33 total spaces including adjacent public parking. An access easement is proposed along the north property line to provide access to dumpster and parking.
  - c) Screening & Transitions: Specific screening or transition standards are not required for this project.
  - d) Landscaping: All landscaping requirements have been met.
  - e) Building Design: All building design standards have been met.
3. REPORTS FROM OTHERS: The proposed project has been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU conditional approval letter). All projects are made available for review by franchise utilities and Benton County 911 Administration.
4. RECOMMENDATIONS: The Planning Commission should always consider requests with regard to land use compatibility and the health, safety, and general welfare of the public in making their decision.
  - a) **Approve Large-Scale Development subject to the following conditions:**
    - i. **The applicant should execute a lot combination prior to issuance of building permit.**

## STAFF SIGNATURES:



Ethan Hunter, City Planner  
City of Rogers Planning Division

**TOTAL REQUESTED WAIVERS:**

1. A waiver to Sec. 14-608 for required street improvements.
2. A waiver to Sec. 14-228(30) for required right-of-way dedication.

**TOTAL STAFF RECOMMENDATIONS:**

1. The applicant should execute a lot combination prior to issuance of building permit.

**SUGGESTED MOTIONS:**

1. FOR APPROVE: "Move to approve the Large-Scale Development Plan for 5<sup>th</sup> & Elm Townhomes as presented."
2. FOR APPROVE WITH CONDITIONS: "Move to approve the Large-Scale Development Plan for 5<sup>th</sup> & Elm Townhomes subject to [conditions, contingencies, or actions on waivers/variances/recommendations]."
3. FOR DENY: "Move to deny the request as presented."
4. FOR TABLE: "Move to table the request [indefinite or date certain]."

**DIRECTOR'S COMMENTS:**

1. Agree with recommendations.



John McCurdy, Director  
City of Rogers Community Development

**TABS:**

1. Large-Scale Development Plans
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Maps/photos



# LARGE-SCALE DEVELOPMENT

## 5TH + ELM TOWNHOMES

# 105-111 SOUTH 5TH ST. ROGERS, AR

### GENERAL NOTES

- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE CONSULTING AT 479-268-6099 PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
- ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF ROGERS AND ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY SPECIFICATIONS.
- IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY CITY OF ROGERS.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
- THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
- THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL. HE DETERMINE IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
- BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
- A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811 TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.
- THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
- NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.

### Flood Information:

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0208K, Effective Date June 05, 2012.

### Notes

- State contractor's license required for projects exceeding \$20,000.
- Easement Plat required for Certificate of Occupancy.

#### Fire Access

§F503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45720 mm) of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility.

EXCEPTION: The code official is authorized to increase the dimension of 150 feet (45 720 where: The building is equipped throughout with an approved automatic sprinkler system installed. Fire apparatus access roads cannot be installed due to location on property, topography, waterways, non-negotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. There are not more than two Group R-3 or Group U occupancies.

§F503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with §F503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

§FD103.3 Turning radius. The minimum turning radii shall be determined by the code official.

§FD103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table FD103.4.

§F503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

§FD102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

#### Aerial Fire Apparatus Access Roads

§FD105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

§FD105.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in

§FD105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

#### Fire Lanes

§FD103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 shall be posted on both sides as a fire lane.

§FD103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

#### Street Signs and Water Supply

§F501.4 Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with §F505.2.

§FB105.2 Buildings other than one-and two-family dwellings. The minimum fire flow and flow duration for buildings other than one-and two-family dwellings shall be as specified in Table FB105.1.

EXCEPTION: A reduction in required fire flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with §F903.3.1.1 or §F903.3.1.2 of the International Fire Code. The resulting fire flow shall not be less than 1,500 gallons per minute (5678 L/min.).

§F505.2 Street or road signs. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.

#### Fire Hydrants

§FC103.1 Fire hydrants available. The minimum number of fire hydrants available to a building shall not be less than that listed in Table FC105.1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table FC105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

#### Fire Department Connection

§F912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved

§F912.1 Visible location. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the code official.

§F912.3 Access. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other object for a minimum of 3 feet (914 mm).

§F912.4 Signs. A metal sign with raised letters at least 1 inch (25 mm) in size shall be mounted on all fire department connections serving fire sprinklers, or fire pump connections. Such signs shall read:

IFC 2012 3310.1 - Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided within 100 feet (30 480mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

IFC 2012 3312.1 - An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.

### Site Information:

PROPERTY INFORMATION		
Total Site Area:	27,419 sf	0.63 acres
Development Area:	24,552 sf	0.56 acres
Unit Count:		14 units
Unit Density (units per acre):	14 / 0.63 = 22.22 units / acre	
Zoning:	COM (Commercial Mixed-Use)	
Building Type:	Type VB (2hr separation between units and 2hr rated roof assembly)	
Building Area:	9,947 sf (14 total units)	
Building Height:	28'-9"	
ZONING REGULATIONS		
Build to Zone: General Frontage / Open Space (5th St. & W. Elm St.) (*North side of property)	10' min. - 45' max	*0' min. - No max
Building Frontage: (60% min required)		72.9%
Provided = 229.53 ft, Total = 314.70 ft		
Greenspace: = (17,472 / 27,419)		63.72%
Lot coverage:		36.28%
Open space: (120 sf per unit required)	9,145 sf / 14 units	= 653 sf/unit

### Contact Information:

**DEVELOPER / PROPERTY OWNER:**  
CONTACT: COPE GRACY  
MGD DEVELOPMENT LLC  
5100 W JB HUNT DRIVE, SUITE 800  
ROGERS, AR 72758  
PHONE: (479) 530-5060

**CIVIL ENGINEER/SURVEYOR**  
PHIL SWOPE, P.E.  
TERRY GING, P.S.  
SWOPE ENGINEERING  
3511 SE J STREET, SUITE 9  
BENTONVILLE, ARKANSAS 72712  
479.685.8399 OFFICE  
479.250.4285 FAX

**COMMUNITY DEVELOPMENT**  
301 W CHESTNUT  
ROGERS, AR 72756  
CONTACT: JOHN MCCURDY

**CITY OF ROGERS STREET DEPARTMENT**  
301 W CHESTNUT  
ROGERS, AR 72756  
CONTACT: FRANKIE GUYLL  
(479) 644-5008 PHONE

**FIRE DEPARTMENT**  
201 NORTH FIRST STREET  
ROGERS, AR 72756  
CONTACT: BJ HYDE  
OFFICE: (479) 621-1117

**ROGERS WATER UTILITIES**  
601 SOUTH 2ND STREET  
ROGERS, AR 72757  
CONTACT: STEPHEN PONDER  
(479) 621-1142 OFFICE  
STEPHEN.PONDER@RWU.ORG

### Utility Information:

**GAS COMPANY**  
BLACK HILLS ENERGY  
ATTN: JOSH KNIGHT  
1301 FEDERAL WAY  
PO BOX 2129  
LOWELL, AR 72745  
PH: (479) 333-7005  
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

**TELEPHONE COMPANY**  
AT&T  
ATTN: SCOTT SEAMAN  
OR LAYNE RHODES  
627 WHITE ROAD  
SPRINGDALE, AR 7276  
PH: 479-442-1967 (SCOTT)  
PH: 479-442-1977 (LAYNE)  
SS7513@ATT.COM  
LR159@ATT.COM

**CENTURYTEL PHONE COMPANY**  
2601 WAUKESHA ROAD  
SILOAM SPRINGS, AR 72761  
PH: 479-524-9943  
FAX: 479-524-9936  
MICHAEL.EDWARDS@CENTURYLINK.COM

**CABLE COMPANY**  
COX COMMUNICATIONS  
ATTN: KIP SMITH  
4901 S. 48TH STREET,  
SPRINGDALE, AR 72762,  
PH: (479) 717-3796  
KIP.SMITH@COX.COM

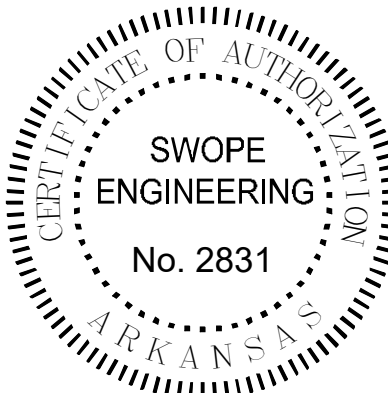
**ARKANSAS DOT**  
ATTN: DOUG MEARS  
215 INDUSTRIAL PARK ROAD  
PO BOX 610  
HARRISON, AR 72602  
DOUG.MEARS@AHTD.GOV

**ARKANSAS DEPARTMENT OF HEALTH**  
ATTN: ADAM PARKER  
DIVISION OF ENGINEERING, SLOT 37  
4815 W MARKHAM  
LITTLE ROCK, AR 72205  
661-2623 OFFICE  
ADAM.PARKER@ARKANSAS.GOV

**CARROLL ELECTRIC**  
ATTN: RYAN BUTLER  
PO BOX 329  
BENTONVILLE, AR 72712  
PH: 479-273-2421 EXT 1415  
RBUTLER@CARROLLECC.COM

THIS DRAWING IS  
"PRELIMINARY - NOT FOR  
CONSTRUCTION" UNTIL  
ABOVE SEAL HOLDER  
ACKNOWLEDGES THE  
CANCELLATION OF THIS  
DISCLAIMER BELOW.

DATE



Know what's below.  
Call before you dig.

\*\*\* CAUTION \*\*\*  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



## SWOPE ENGINEERING

7 Halsted Circle  
Suite #210  
Rogers, Arkansas 72756  
479.685.8399 office  
479.250.4285 fax

Civil Engineering  
Construction Management  
Municipal Engineering  
Land Planning  
Land Surveying

DATE: 6/30/19  
REVISED: 09/18/2019  
CITYVIEW # PL201900453

C1.0



VICINITY MAP  
N.T.S.

### CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

### CIVIL SHEET LIST

COVER SHEET	C1.0
GENERAL NOTES	C1.1
DEMOLITION PLAN	C2.0
EROSION CONTROL PLAN	C2.1
EROSION CONTROL DETAILS	C2.2
SITE PLAN	C3.0
GRADING PLAN	C4.0
UTILITY PLAN	C5.0
PUBLIC WATER LINE EXT. PLAN & PROF.	C5.1
LANDSCAPE PLAN	C6.0
PROJECT, RWU, & BIKE RACK DETAILS	C7.0-C7.7
ARCH. ELEV. & DUMPSTER DETAILS	

Parcel # 02-02536-000  
02-02537-000  
02-01356-000

#### CITY APPROVAL STAMP





Property Line

Onsite Property Line

Offsite Property Line

Right-Of-Way Line

Setback Line

Easement Line

Zoning Limits

Street / Drive Centerline

Curb And Gutter

(See Site Plan For Size)

Thickened Edge Of Pavement

Edge Of Gravel

Firelane Striping

Asphalt Pavement (See Detail Sheet For Pavement Sections)

Concrete Pavement (See Detail Sheet For Pavement Sections)

Concrete Sidewalk (See Site Plan For Dimensions)

General Fence Line (See Plan For Type)

Chain Link Fence Line

Board Fence Line

Parking Counter

Storm Catch Basin(a)

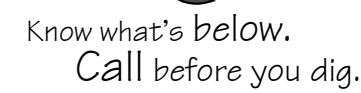
Retaining Wall

<h1>Site Information:</h1>		
PROPERTY INFORMATION		
Total Site Area:	27,419 sf	0.63 acres
Development Area:	24,552 sf	0.56 acres
Unit Count:		14 units
Unit Density (units per acre):	14 / 0.63 = 22.22 units / acre	
Zoning:	COM (Commercial Mixed-Use)	
Building Type:	Type VB (2hr separation between units and 2hr rated roof assembly)	
Building Area:	9,947 sf (14 total units)	
Building Height:	28'-9"	
ZONING REGULATIONS		
Build to Zone: General Frontage / Open Space (5th St. & W. Elm St.) (North side of property)	10' min. - 45' max +0' min. - No max	
Building Frontage: (60% min required)	72.9%	
Provided = 229.53 ft, Total = 314.70 ft		
Greenspace: = (17,472 / 27,419)	63.72%	
Lot coverage:	36.28%	
Open space: (120 sf per unit required)	9,145 sf / 14 units = 653 sf/unit	

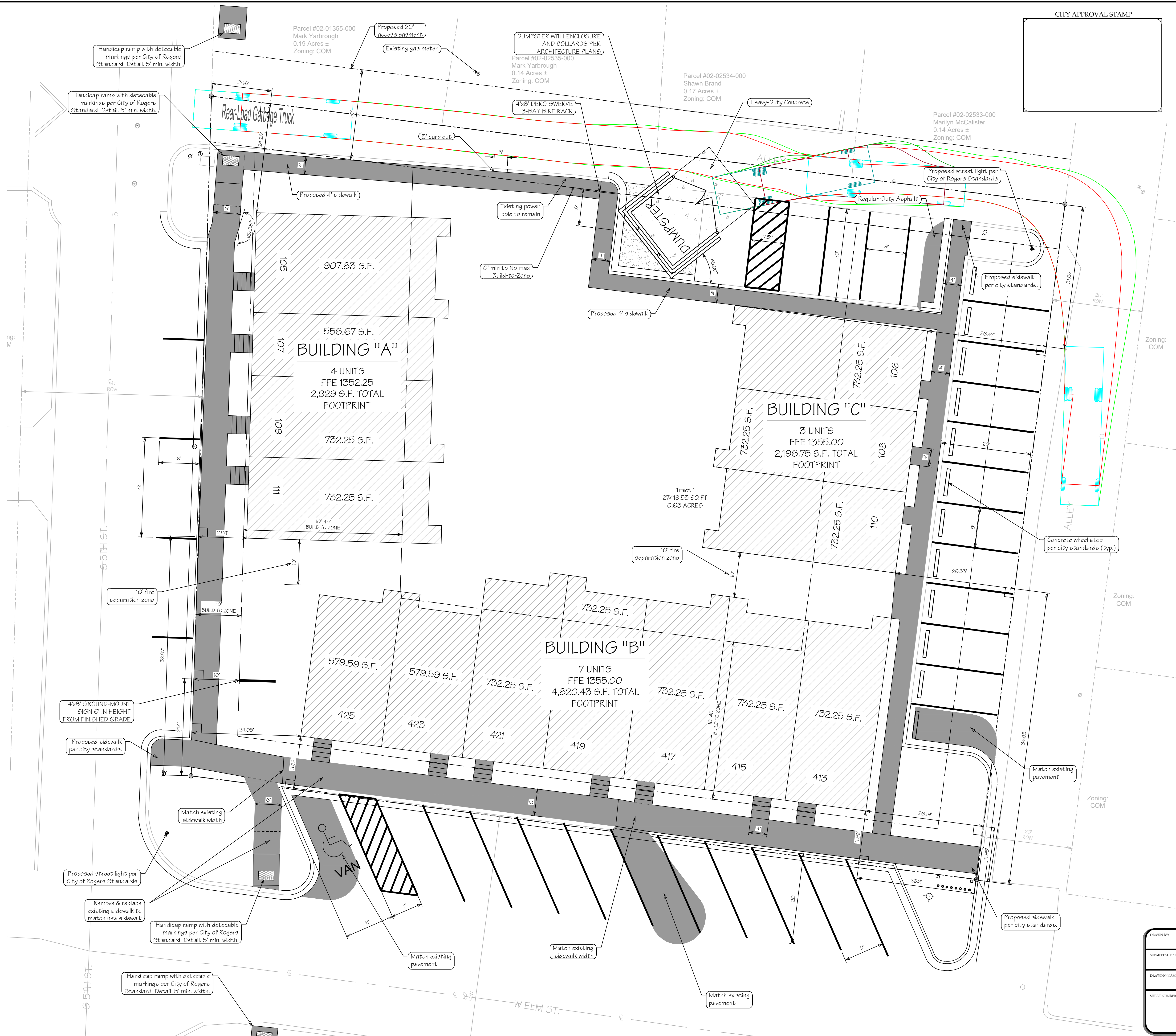
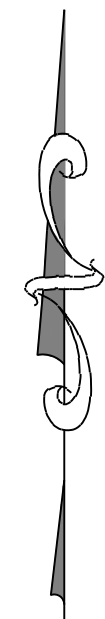
COM required parking spaces: 1 per dwelling unit = 14 spaces  
 Provided Townhouse parking spaces: 16 spaces  
 City street parking spaces: 17 spaces

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0280K, Effective Date June 05, 2012.

All HVAC and other mechanical equipment must be screened from public view.



NO KNOWN WETLANDS  
EXIST ON THIS SITE.

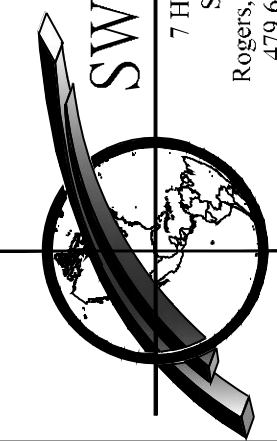


STATE OF  
ARKANSAS  
REGISTERED  
PROFESSIONAL  
ENGINEER  
No. 11426  
PHILLIP R. SWOPE

Cope Gracy / 479-530-5060 / [cope@copegracy.com](mailto:cope@copegracy.com)

[illegible]

Civil Engineering  
Construction Management  
Municipal Engineering  
Land Planning  
Land Surveying

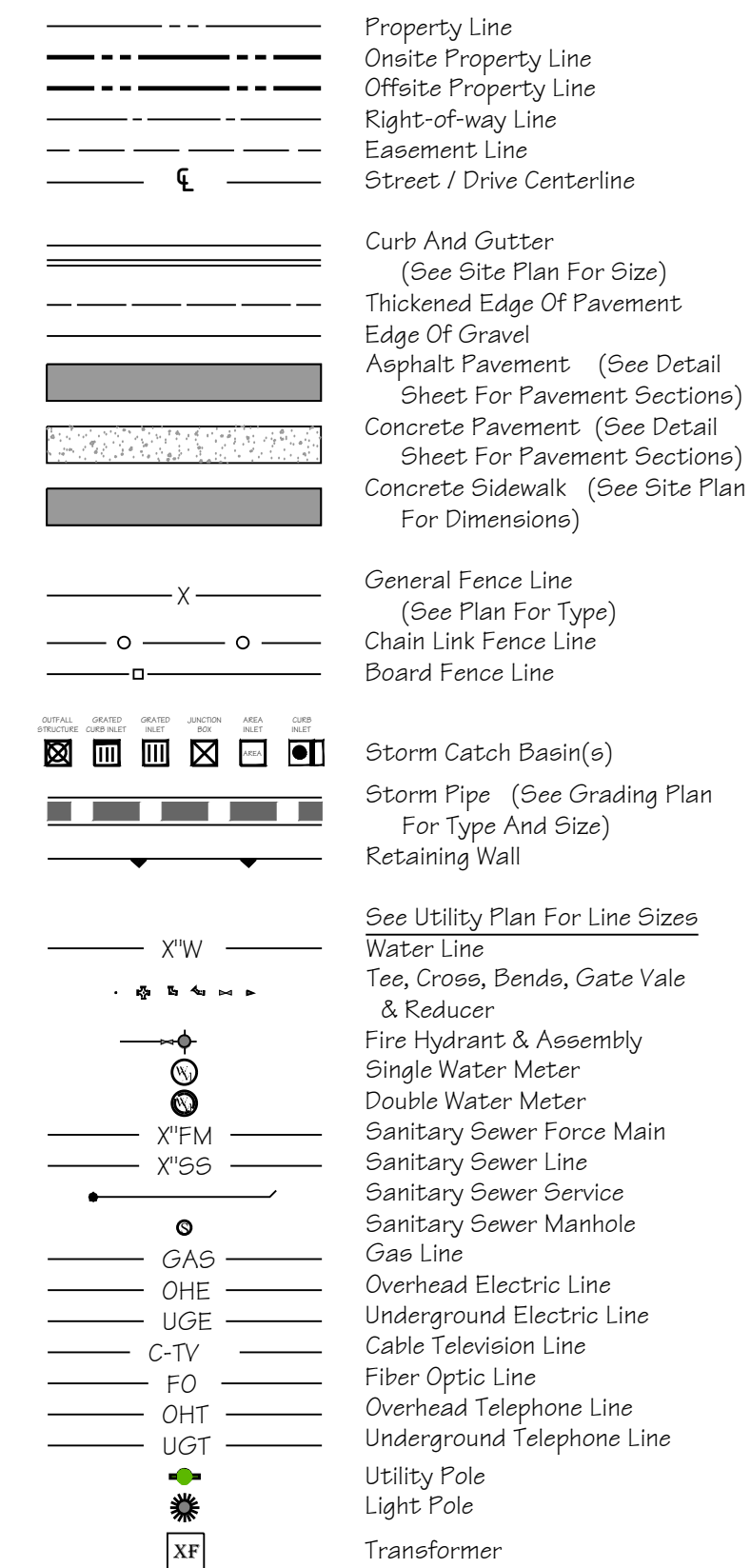


DRAWN BY:  XXX	JOB NUMBER:  XX-XXXX
SUBMITTAL DATE:  10/14/2019	SCALE:  1" = XX'
DRAWING NAME:  18-217pr.dwg	
SHEET NUMBER:  	

C3.0



Proposed Features:



**Note:**  
• Only symbols that appear on this sheet are shown in this legend.  
• See Survey For Existing Features Legend.  
• See Cover Sheet For Abbreviation List.

Site Information:

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HVAC Note

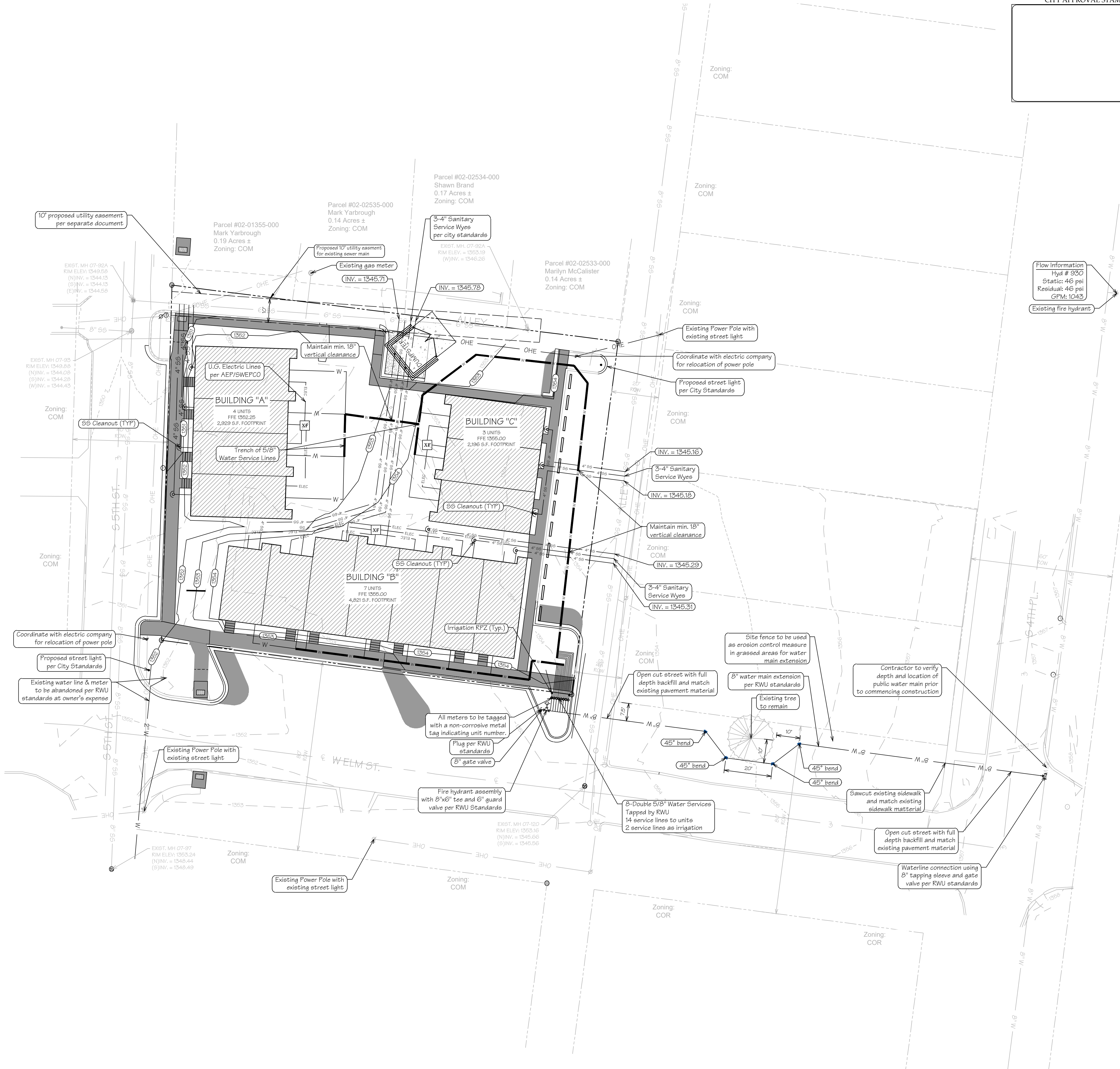
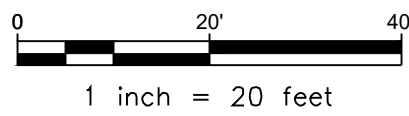
All HVAC and other mechanical equipment must be screened from public view.



Know what's below.  
Call before you dig.

NO EXISTING SEPTIC SYSTEMS OR WELLS ARE PRESENT ON THIS SITE.

GRAPHIC SCALE



CITY APPROVAL STAMP



Utility Plans

Large Scale Development

5th + Elm Townhomes  
105-111 South 5th Street  
Rogers, AR

Cope Gracy / 479-530-5060 / cope@copegracy.com

NO.	DATE	REVISION

SWOPE ENGINEERING

Civil Engineering  
Construction Management  
Municipal Engineering  
Land Surveying



DRAWN BY: XXX	JOB NUMBER: XX-XXXX
SUBMITTAL DATE: 10/14/2019	SCALE: 1" = XX'
DRAWING NAME: 18-217pr.dwg	
SHEET NUMBER:	C5.0



EXISTING LEGEND

- FOUND REBAR/PIPE (AS NOTED)
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- ELECTRIC METER
- ELECTRIC RISER
- AIR COND. UNIT
- CLEAN-OUT
- LIGHT POLE SINGLE LIGHT
- SIGN POST
- FLAG POLE
- ROOF DRAIN
- SANITARY SEWER LINE
- OVERHEAD LINE
- WOOD FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK & EASEMENT LINE
- EASEMENT LINE
- CONTOUR LINE

LANDSCAPE REQUIREMENTS:  
TOTAL SITE AREA = 27,443  
1 PLANT UNIT PER 1000 S.F. LESS THAN 2 ACRES.  
TOTAL SITE AREA: 27,443 S.F. OR 0.63 ACRES  
27,443 S.F. / 1000 = 28 PLANT UNITS  
28 PLANT UNITS REQUIRED  
35 PLANT UNITS PROVIDED  
STREET TREE REQUIREMENTS:  
14 STREET TREES REQUIRED  
7 STREET TREES PROVIDED  
TOTAL PLANTINGS:  
0 EXISTING TREES SAVED  
7 STREET TREES  
35 PLANT UNITS INSTALLED  
42 TOTAL PLANT UNITS PROPOSED

PLANT SCHEDULE

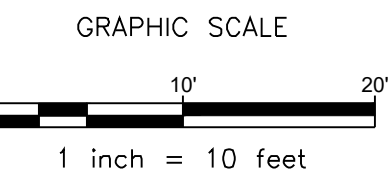
NO.	SYM.	COMMON NAME Botanical Name Type	SIZE/SPACING/ REMARKS
17		HEDGE MAPLE Acer campestre Deciduous, Shade	2.5' CAL. / B&B AS SHOWN MIN. 6' HEIGHT
6		PRAIRIE FIRE CRABAPPLE Malus 'Prairie Fire' Deciduous, Ornamental	2" CAL. / B&B AS SHOWN MIN. 6' HEIGHT
5		MAGNOLIA Magnolia grandiflora 'Little Gem' Evergreen	2" CAL. / B&B AS SHOWN MIN. 6' HEIGHT
14		WITCH-ALDER Fothergilla major Deciduous	5 GAL AS SHOWN/ 5' O.C. MIN.

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Lot coverage:	36.28%	
Open space: (120 sf per unit required)	9,145 sf / 14 units	= 653 sf/unit

Owner/developer must provide a 3-year guarantee for maintaining and replacing landscaping before issuance of CO.

NO EXISTING SEPTIC SYSTEMS OR WELLS ARE PRESENT ON THIS SITE.



Courtyard Notes:  
1. The proposed courtyard area contains 1,707 sq. ft. (Code Requires 650 sq. ft.)  
2. Overall dimensions of courtyard area are 56ft x 33.5ft. (Code requires 25ft min.)  
3. Courtyard consists of 100% pervious cover. (Code minimum of 30%)  
4. Courtyard is accessible on the north end of the property by sidewalk.  
5 (4) trees will be planted in the courtyard area.

Hedge Maple used for street tree (Typ.)

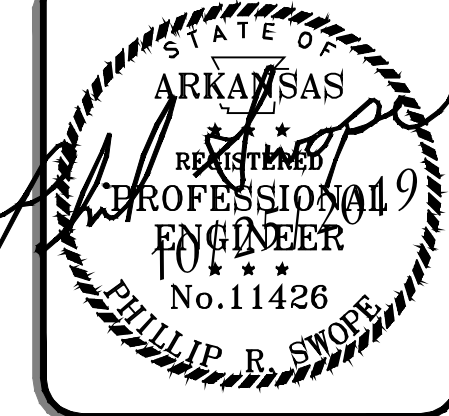
Parcel #02-01355-000  
Mark Yarbrough  
0.19 Acres ±  
Zoning: COM

Parcel #02-02535-000  
Mark Yarbrough  
0.14 Acres ±  
Zoning: COM

Parcel #02-02534-000  
Shawn Brand  
0.17 Acres ±  
Zoning: COM

Parcel #02-02533-000  
Marilyn McCallister  
0.14 Acres ±  
Zoning: COM

CITY APPROVAL STAMP



Landscape Plan  
Large Scale Development  
5th + Elm Townhomes  
105-111 South 5th Street  
Rogers, AR

Cope Gracy / 479-530-5060 / cope@copegracy.com

NO.	DATE	REVISION

**SWOPE ENGINEERING**  
Civil Engineering  
Construction Management  
Municipal Engineering  
Land Surveying  
7 Thicket Circle  
Suite #210  
Rogers, Arkansas 72756  
479.250.4285 fax



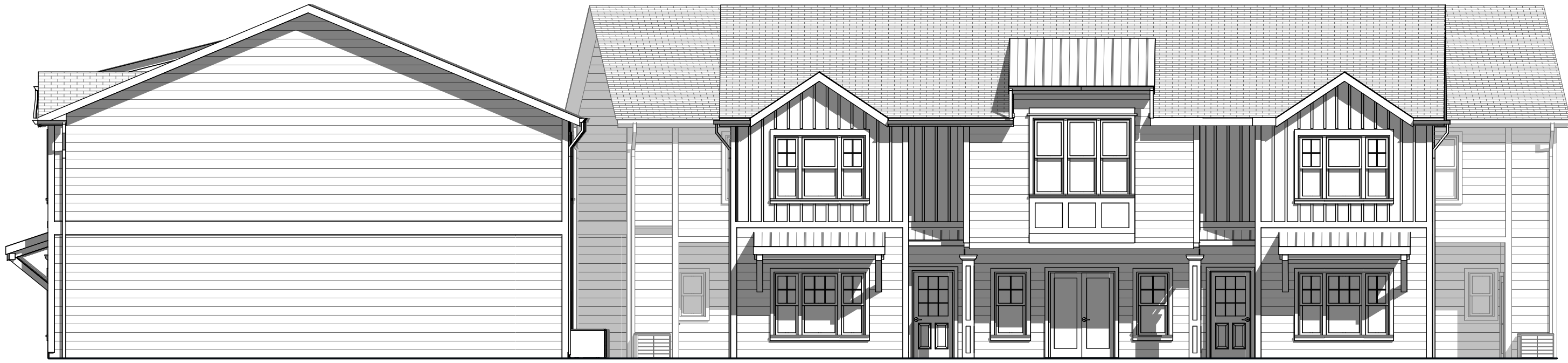
DRAWN BY: XXX	JOB NUMBER: XX-XXXX
SUBMITTAL DATE: 10/14/2019	SCALE: 1" = XX'
DRAWING NAME: 18-217pr.dwg	
SHEET NUMBER:	

C6.0



ELEVATION NOTES:

1. REFER TO SPECIFIC BUILDING ELEVATIONS FOR SIZING, HEIGHTS, MATERIALS, & WINDOW DETAILS.



1  
A201 EAST ELEVATION- SITE

SCALE: 1/8" = 1'-0"



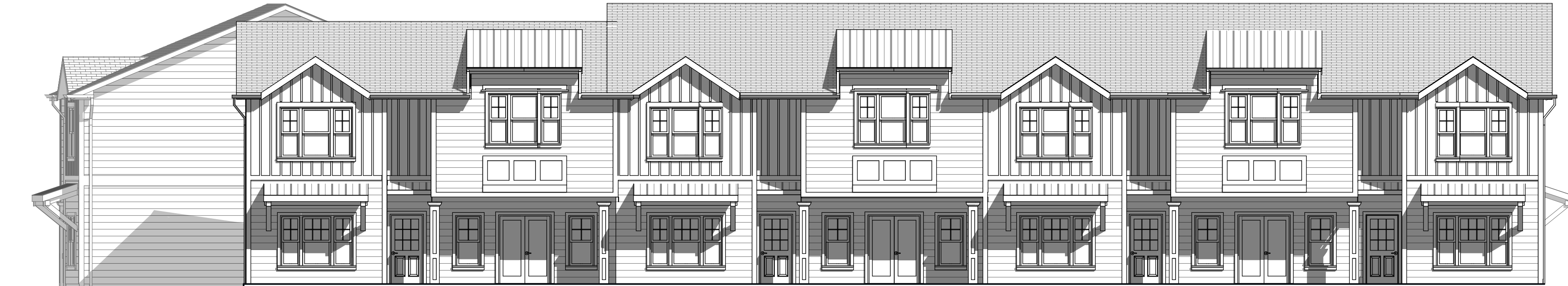
2  
A201 NORTH ELEVATION- SITE

SCALE: 1/8" = 1'-0"



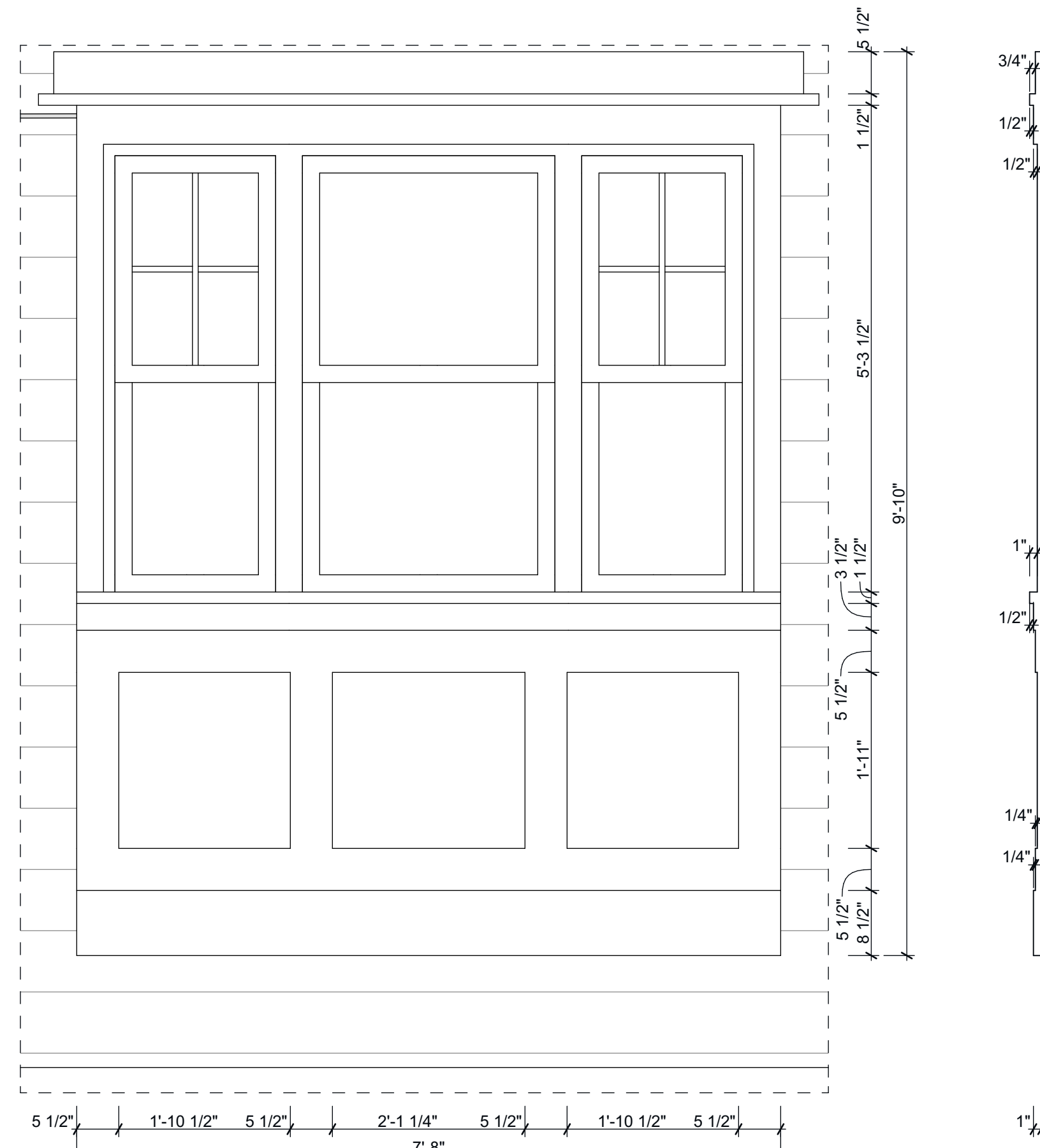
3  
A201 WEST ELEVATION- SITE

SCALE: 1/8" = 1'-0"



4  
A201 SOUTH ELEVATION- SITE

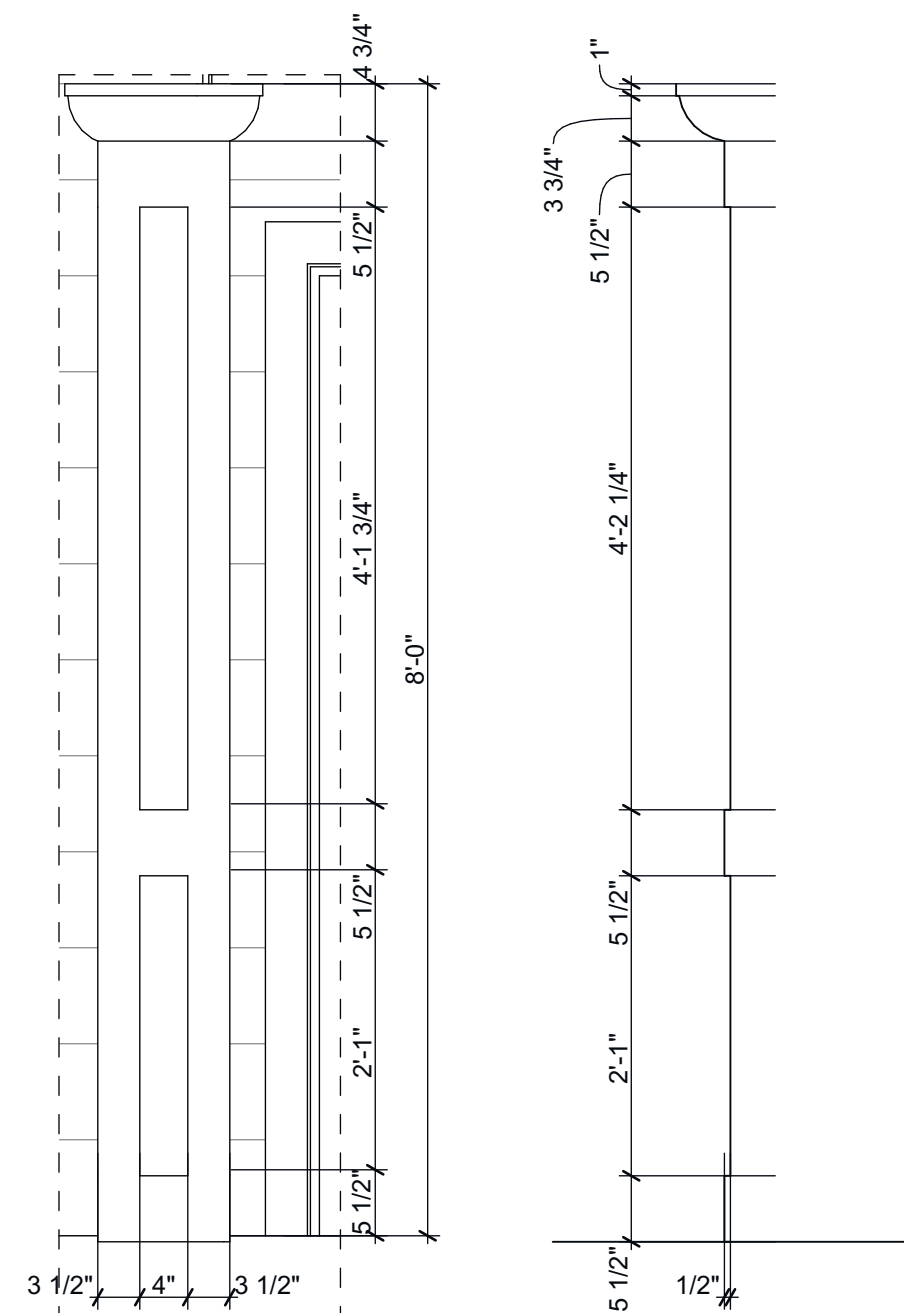
SCALE: 1/8" = 1'-0"



NOTE: ALL WINDOW TRIM TO BE HARDIE SMOOTH BOARD OR SIMILAR.

5  
A201 WINDOW BOX TRIM DETAIL & PROFILE

SCALE: 3/4" = 1'-0"



NOTE: ALL TRIM TO BE HARDIE SMOOTH BOARD OR SIMILAR.

6  
A201 COLUMN BASE TRIM DETAIL

SCALE: 3/4" = 1'-0"

VERDANT  
STUDIO  
architecture

Jessica Hester, AIA  
316 South First Street, #Contact  
Address2  
Rogers, AR 72756  
479 202 8631  
jessica@verdant-studio.com  
verdant-studio.com

5 - Elm

105 South 5th Street  
Rogers, AR 72756

Project Number: 1810

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The General Contractor is responsible for confirming and correlating dimensions at the job site. Drawings are not to be scaled. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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CLIENT CONTACT INFO:

MGD Development, LLC

Cope Gracy  
o 479-855-4449  
c 479-530-5060  
cope@copegracy.com



ISSUED:

PERMIT SET 04/08/2019 J.H.

CD SET 06/10/2019 J.H.

ADDENDA 1 07/29/2019 J.H.

SITE ELEVATIONS

A201

Printed: 8/29/2019

ELEVATION NOTES:

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STUDIO  
architecture

Jessica Hester, AIA  
316 South First Street, #Contact  
Address2  
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479 202 8631  
jessica@verdant-studio.com  
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c 479-530-5060  
cope@copegracy.com

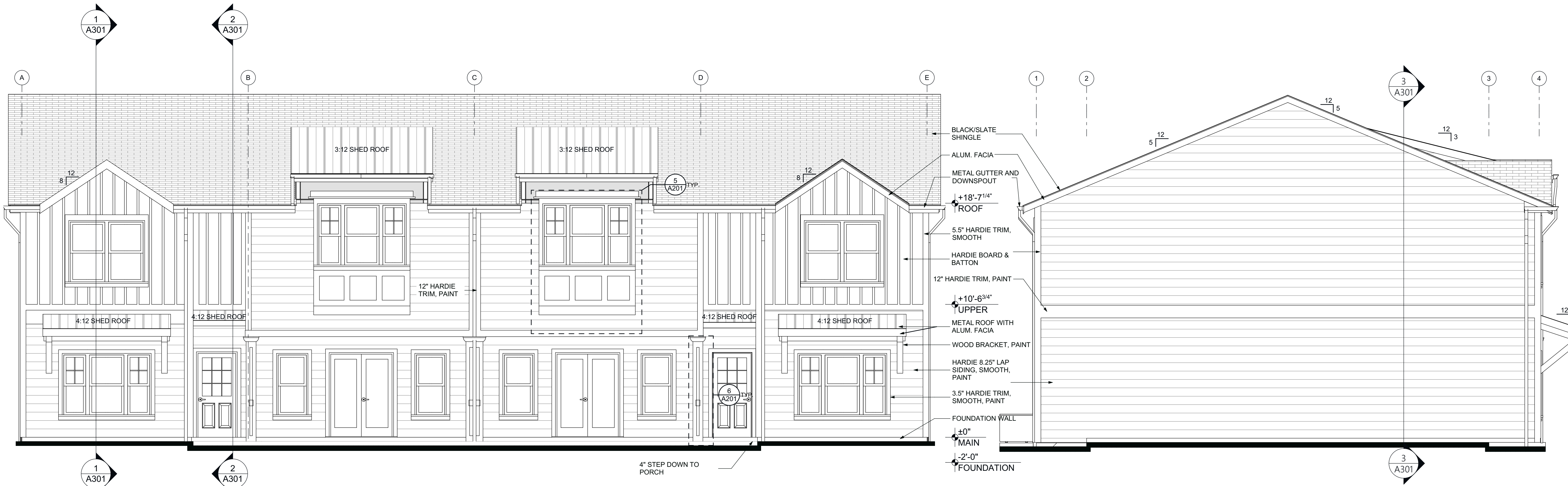


1 EAST ELEVATION- BUILDING A

SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION- BUILDING A

SCALE: 1/4" = 1'-0"



3 WEST ELEVATION- BUILDING A

SCALE: 1/4" = 1'-0"

4 NORTH ELEVATION- BUILDING A

SCALE: 1/4" = 1'-0"



ISSUED:

PERMIT SET 04/08/2019 J.H.

CD SET 06/10/2019 J.H.

ADDENDA 1 07/29/2019 J.H.

BUILDING A  
ELEVATIONS

A202

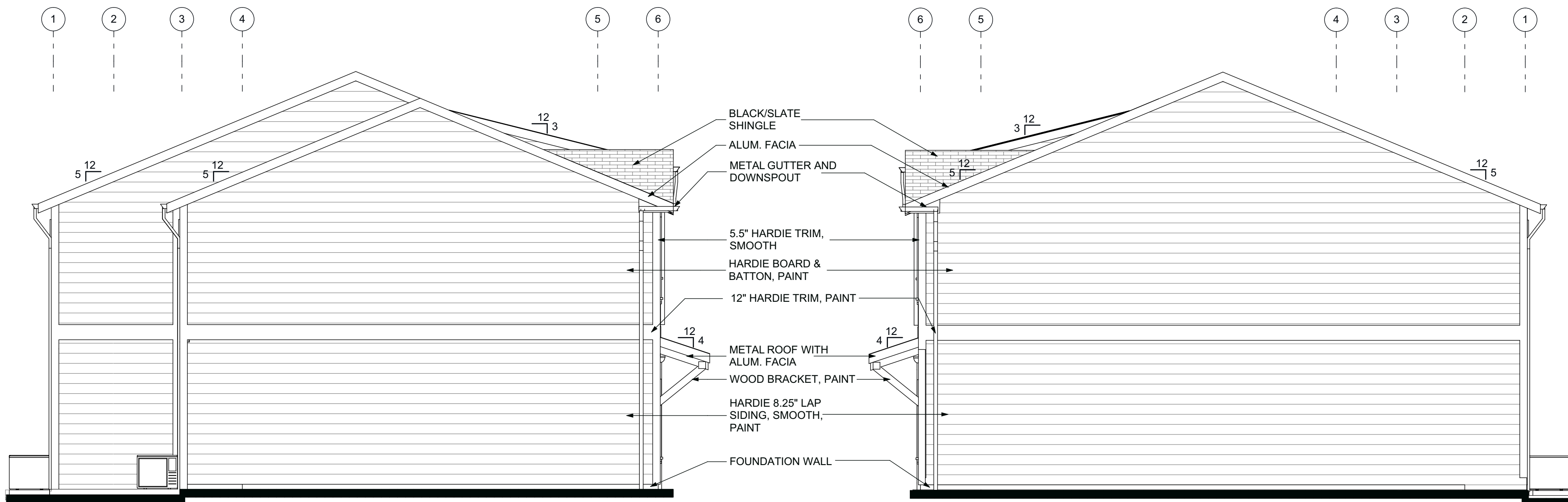
Printed: 8/29/2019





1 BUILDING B- SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 BUILDING B- WEST ELEVATION

SCALE: 3/16" = 1'-0"

3 BUILDING B- EAST ELEVATION

SCALE: 3/16" = 1'-0"



4 BUILDING B- NORTH ELEVATION

SCALE: 3/16" = 1'-0"

ELEVATION NOTES:



ISSUED:

PERMIT SET 04/08/2019 J.H.

CD SET 06/10/2019 J.H.

ADDENDA 1 07/29/2019 J.H.

BUILDING B  
ELEVATIONS

A203



September 27, 2019

Mr. Phillip Swope, PE  
Swope Consulting  
3511 SE J Street, Suite 9  
Bentonville, AR 72712

Re: Conditional Approval of Civil Plans  
5th & Elm Townhomes

Dear Mr. Swope:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

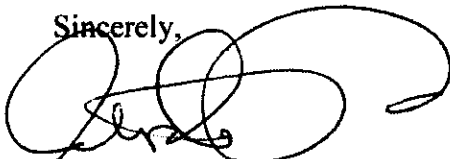
1. The on-site utility easement will need to be approved and filed for record by the end of the project.
2. Remove references to "cap" for the end of the water main. The method we require is to plug the line valve at the end of the main.
3. Move the water meters to a location that's adjacent to the proposed water main.
4. At the end of the proposed water main there should be an 8"x 6" tee, fire hydrant assembly and 6" guard valve, and an 8" gate valve and plug on the west side of the tee.
5. Move the proposed water main to a line 7.5' south of the north right-of-way of W. Elm Street. This should also cause the tap onto the existing main to move away from the curb for the street cut.
6. Place your RPZA detail on Sheet C7.0 from your last plan submittal back into the plans and specify the irrigation meter as 5/8" unless another size is preferred. The size you have specified in the detail as 3/4" will work for the irrigation RPZA but not for the irrigation meter. The RPZA models that you have specified as acceptable should work just fine.
7. Show existing contours for the off-site water main on the grading plan.
8. There appears to be a large tree between the proposed water main and W. Elm Street that is not shown on the Landscape Plan. There are also existing trees along the east side of the site that aren't shown.
9. The existing grade line is not shown on the water main profile.

**10. The following must be submitted prior to scheduling a pre-construction meeting:**

- A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.**
- B. One copy of the revised plans for review.**
- C. Written approval from the Arkansas Department of Health.**
- D. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.**
- E. A copy of the executed contract between the developer or general contractor and the utility contractor.**
- F. Performance and payment bonds executed by the utility contractor.**
- G. Three copies of the approved plans submitted at the pre-construction meeting.**

**Approval of this project is void if construction is not started within one year of the date affixed hereto.**

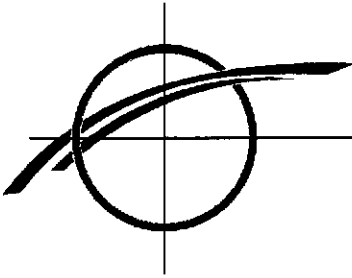
**Sincerely,**

A handwritten signature in black ink, appearing to read 'Stephen T. Ponder', with a large, looping flourish extending to the right.

**Stephen T. Ponder, PE**

**SP:DG**

**Attachment(s): Special Contract for Facilities Extension**



## **SWOPE ENGINEERING**

Civil Engineering  
3511 SE J Street, Suite 9  
Bentonville, AR 72712 479-685-8399

July 29, 2019

Dylan Cobb, PE  
City of Rogers Engineering  
301 W Chestnut  
Rogers, AR 72756  
479.621.1186

**Re: Waiver Request, 5<sup>th</sup> + Elm Townhomes  
Public Street Improvements**

Dear Dylan,

As requested, this letter is in support of the referenced request. The proposed re-development includes (7) townhomes with parking spaces, and public street parking spaces. The following waivers are requested, as understood from the city plan review.

1. **Public street improvements-** Please allow the site to be developed without public street improvements. All site improvements were designed to take place on the development site with minimal impact to the surrounding businesses. Public street improvements would hinder traffic flow in the area and likely negatively affect the businesses adjacent to site. In addition, requiring the development to complete public street improvements would discourage other planned re-development projects in the area. Lastly, the current development adds needed city parking stalls with minimal impact to the local businesses and traffic.

Please allow a waiver from the items above so the re-development of the site can serve the needs of the community. Thank you for your consideration to this matter, and we look forward to your support before the commission.

Regards,

Phil R Swope, PE  
President



ELEVATION NOTES:

VERDANT  
STUDIO  
architecture

Jessica Hester, AIA  
316 South First Street, #Contact  
Address2  
Rogers, AR 72756  
479 202 8631  
jessica@verdant-studio.com  
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5 - Elm

105 South 5th Street  
Rogers, AR 72756

Project Number: 1810

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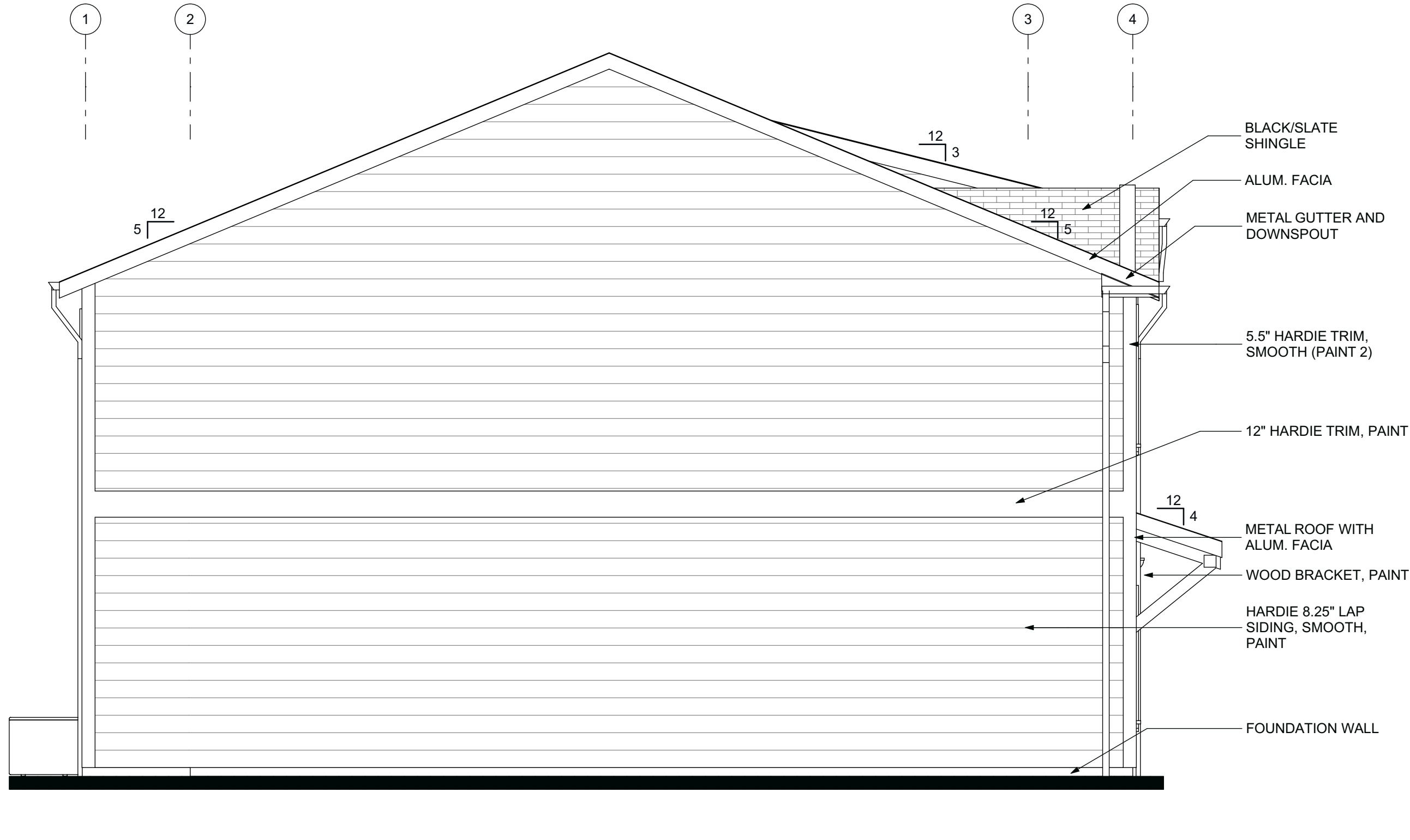
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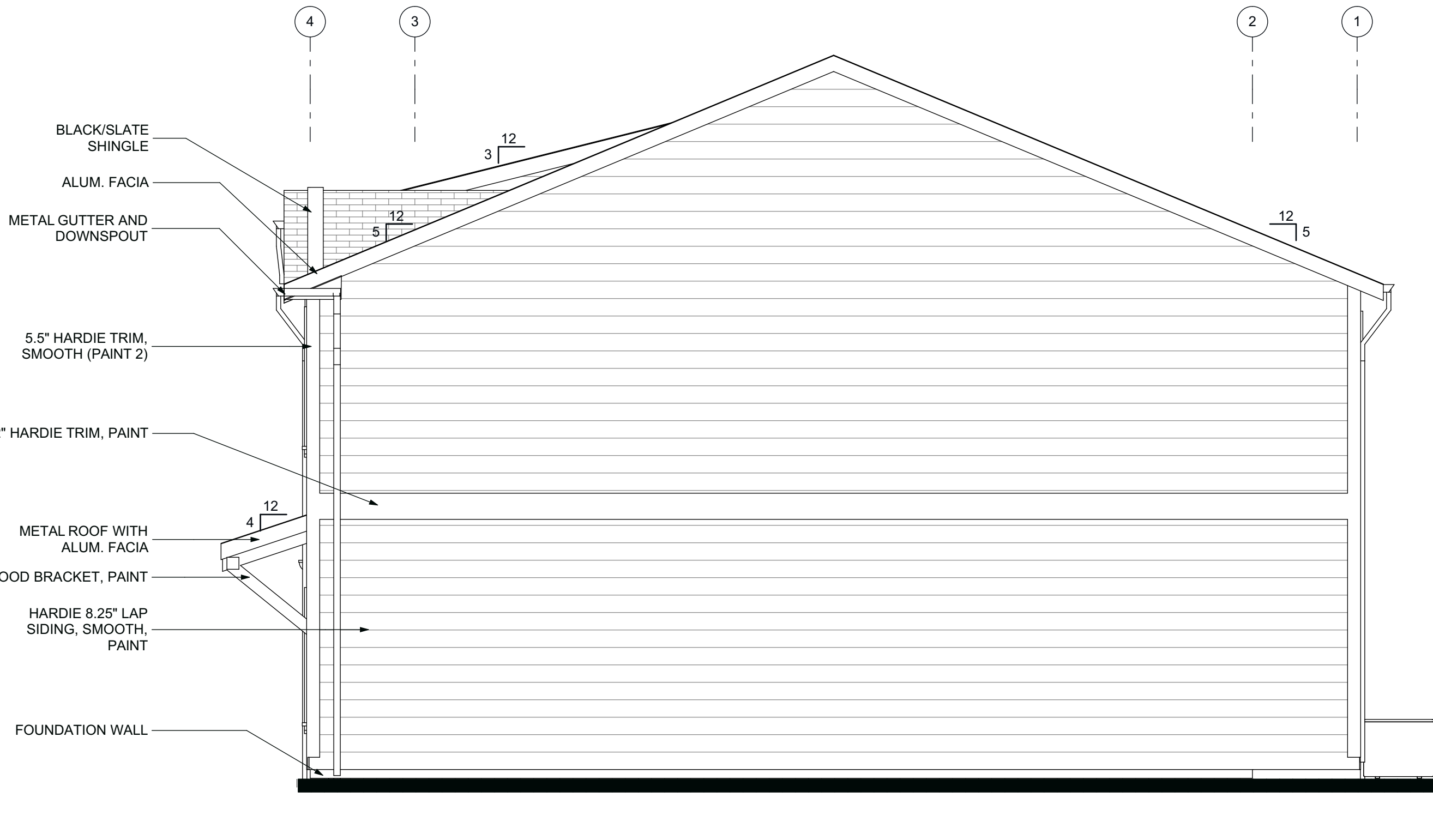
1  
A204  
BUILDING C- EAST ELEVATION  
SCALE: 1/4" = 1'-0"



2  
A204  
BUILDING C- SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



3  
A204  
BUILDING C- WEST ELEVATION  
SCALE: 1/4" = 1'-0"



4  
A204  
BUILDING C- NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



ISSUED:	
PERMIT SET	04/08/2019 J.H.
CD SET	06/10/2019 J.H.
ADDENDA 1	07/29/2019 J.H.

BUILDING C  
ELEVATIONS

A204